

**CALENDAR ITEM  
C02**

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W 25767  
L. Burks

**GENERAL LEASE - PUBLIC AGENCY USE**

**APPLICANT:**

Sacramento Regional County Sanitation District  
1550 Harbor Boulevard, Suite 212  
West Sacramento, California 95691

**AREA, LAND TYPE, AND LOCATION:**

2.43 acres, more or less, of sovereign lands in the Sacramento River (at two locations) and Babel Slough, near the city of Sacramento, Sacramento and Yolo counties.

**AUTHORIZED USE:**

Construction and maintenance of dual 60-inch diameter and dual 66-inch diameter force mains to carry sewage effluent.

**LEASE TERM:**

25 years, beginning February 2, 2004.

**CONSIDERATION:**

The public use and benefit; with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the State's best interest.

**OTHER PERTINENT INFORMATION:**

1. Applicant has the right to use the uplands adjoining the lease premises.
2. Construction of the Lower Northwest Interceptor (LNWI) will provide relief for the existing Northeast trunk system and the Dry Creek Interceptor, as well as the Arden Pump Station. The LNWI also will provide capacity for future planned growth in the Rio Linda, Natomas and West Sacramento areas. The LNWI will convey flows from the Northeast, Dry Creek, Gibson Ranch, Rio Linda, McClellan, Natomas, and a portion of the North Highlands drainage basins. This flow will be routed from the new

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Natomas Pump Station to the Sacramento Regional Water Treatment Plant (SRWTP) near Elk Grove. This project will also involve modifications to the existing city of West Sacramento collection system to allow the LNWI to collect and convey flows from this area to the SRWTP.

3. The proposed LNWI alignment is approximately 20 miles long, begins at the new Natomas Pump Station in northwestern Sacramento County and ends at the Sacramento Regional Wastewater Treatment Plant in southern Sacramento County. The Northern Force Main (approximately eight miles long) is proposed to be dual 60-inch diameter force mains (constructed side-by-side) and the Southern Force Main (approximately eight miles long) is proposed to be dual 66-inch diameter force mains. The force mains would be installed inside 15-foot diameter line tunnels, where they cross under the Sacramento River and Babel Slough. The tunnels will be bored between two shafts at each end: a launching shaft where the tunnel is started and a receiving shaft where the tunnel ends. The tunnels under the Sacramento River at both the north and south end of the alignment would be located at a required depth of approximately 40-50 feet below the river bottom. Tunnels would also be used to install the force mains under Babel Slough at a depth of 15-20 feet below the slough bottom.

The project would involve the construction of one gravity line to carry effluent between the two force mains. The gravity line is proposed to be a 120-inch diameter pipeline and would extend approximately four miles.

4. Specific measures to be implemented by the Contractor to avoid slurry spills or frac-outs include: 1) both the Northern and Southern River crossings of the Sacramento River will be tunneled at a minimum depth of 40-50 feet below the river bottom; 2) shafts and work areas have been set back from the levees; 3) silt fences and hay bales will be erected between the separation plant, the lubrication plant, and the River and other sensitive features; 4) all slurry will be contained, transported and disposed of at an approved location; 5) all conditioners for slurry are required to be bentonite, natural cellulose or bio-degradable polymers so as to minimize harmful effects in the event of a tunneling fluid release; 6) full-time monitoring of potential sources of slurry spills and hydrofracture to provide early warning of potential releases; and 7) containment and cleanup equipment will be onsite or available within one (1) hour if offsite. Long

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Beach engineering staff has reviewed the pipeline specifications and indicates that the design meets standard engineering practice.

5. An EIR was prepared and certified for this project by the Sacramento Regional County Sanitation District. The California State Lands Commission staff has reviewed such document and Mitigation Monitoring Program adopted by the lead agency.
6. Findings made in conformance with the State CEQA Guidelines (Title 14, California Code of Regulations, sections 15091 and 15096) are contained on file in the Sacramento Office of the California State Lands Commission.
7. A Statement of Overriding Considerations made in conformance with the State CEQA Guidelines (Title 14, California Code of Regulations, section 15093) is contained on file in the Sacramento Office of the California State Lands Commission. There are 17 impacts identified within the Final Environmental Impact Report (FEIR) that remain significant after all feasible mitigation. These include:
  - a. Temporary disruption of property access and conflicts with existing land uses.
  - b. Temporary disruption of public use of River City High School recreational fields.
  - c. Potential safety risk to the public during construction.
  - d. Permanent displacement of existing agricultural uses (e.g., pump stations, access roads) and loss of prime farmland.
  - e. Short-term increase in NOX emissions during construction of interceptor facilities.
  - f. Short-term increase in PM10 emissions during construction of interceptor facilities.
  - g. Temporary increase in noise levels in noise-sensitive areas during open trenching activities.

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- h. Exposure of people to, or generation of, open trenching-related noise in excess of local noise ordinance standards or planning standards.
- i. Temporary increase in noise levels in noise sensitive areas during tunneling/boring activities.
- j. Exposure to people to, or generation of, noise in excess of local noise ordinance standards or planning standards during tunneling/boring activities.
- k. Temporary increase in noise levels in noise sensitive areas during pile-driving activities.
- l. Exposure of people to, or generation of, noise in excess of local noise ordinance standards of planning standards during pile driving activities.
- m. Temporary increase in noise levels in noise sensitive areas, resulting from batch plant activities.
- n. Exposure of people to, or generation of, noise in excess of local noise ordinance standards or planning standards during batch plant activities.
- o. Temporary increase in noise levels in noise sensitive areas during construction of access roads.
- p. Exposure of people to, or generation of, noise in excess of local noise ordinance standards or planning standards from construction of access roads.
- q. Short-term Deerwood Road area impacts (adjacent to the RD 900 corridor between Stone Boulevard and River City High School) residences resulting from removal of mature vegetation.

Of these significant impacts, items c, e, f, g, h, i, j, k, l, m, n, o, and p could potentially affect State-owned land; however, these impacts would be of relatively short duration and occur only during the construction phase of the project.

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8. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

**APPROVALS OBTAINED:**

Sacramento Regional County Sanitation District; Sacramento Metropolitan and Yolo-Solano Air Quality Management Districts; Sacramento Metropolitan Air Quality Management District; Central Valley Regional Water Quality Control Board; California Department of Fish and Game; California Reclamation Board; City of Sacramento; City of West Sacramento; Yolo County; Sacramento County; California Department of Transportation; Union Pacific Railroad; Yolo Shortline Railroad; State Water Resources Control Board; U.S. Fish and Wildlife Service; U.S. Army Corps of Engineers; and Pacific Gas and Electric Company and/or Sacramento Municipal Utilities District.

**EXHIBITS:**

- A-1 Northern Sacramento River Site Plan
- A-2 Southern Sacramento River Site Plan
- A-3 Babel Slough Site Plan
- B. Notice of Determination

**PERMIT STREAMLINING ACT DEADLINE:**

July 2, 2004

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

1. FIND THAT AN EIR WAS PREPARED AND CERTIFIED FOR THIS PROJECT BY THE SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

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2. ADOPT THE FINDINGS MADE IN CONFORMANCE WITH TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTIONS 15091 AND 15096(h), AS CONTAINED ON FILE IN THE SACRAMENTO OFFICE OF THE CALIFORNIA STATE LANDS COMMISSION.
3. ADOPT THE MITIGATION MONITORING PROGRAM, AS CONTAINED ON FILE IN THE SACRAMENTO OFFICE OF THE CALIFORNIA STATE LANDS COMMISSION.
4. ADOPT THE STATEMENT OF OVERRIDING CONSIDERATIONS MADE IN CONFORMANCE WITH TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15093, AS CONTAINED ON FILE IN THE SACRAMENTO OFFICE OF THE CALIFORNIA STATE LANDS COMMISSION.

**SIGNIFICANT LANDS INVENTORY FINDING:**

FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

**AUTHORIZATION:**

AUTHORIZE ISSUANCE TO THE SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT OF A GENERAL LEASE – PUBLIC AGENCY USE, BEGINNING FEBRUARY 2, 2004, FOR A TERM OF TWENTY-FIVE (25) YEARS, FOR CONSTRUCTION AND MAINTENANCE OF TWO FORCE MAINS UNDER THE SACRAMENTO RIVER (AT TWO LOCATIONS) AND BABEL SLOUGH, NEAR THE CITY OF SACRAMENTO, SACRAMENTO AND YOLO COUNTIES, AS REPRESENTED ON THE LAND SHOWN ON EXHIBITS A-1, A-2 AND A-3 ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; IN CONSIDERATION OF THE PUBLIC USE AND BENEFIT, WITH THE STATE RESERVING THE RIGHT AT ANY TIME TO SET A MONETARY RENT IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST.